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Open Space Element



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THE GENERAL PLAN CITY of SAN JOSE, CALIFORNIA

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This is to certify that this element entitled, "Open Space Element", was adopted as an addition to the General Plan of the City of San Jose, entitled "San Jose General Plan: 1966-2010", dated January 1966, as amended, by the City Council of the City of San Jose, by Resolution No. 44124 on the 11th day of June, 1973.

City Clerk of the City of San Jose



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OPEN SPACE ELEMENT ,

April, 1973 ,

the GENERAL PLAN,

CITY OF SAN JOSE,
CALIFORNIA

PLANNING DEPARTMENT

CITY OF SAN JOSE

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LEGISLATIVE MANDATE

LEGISLATIVE
MANDATE

The mandate for cities and counties to include an Open Space Element as part of their General Plan is contained in Sections 65302(e), 65560-65570 of the Government Code of the State of California. This mandate includes two major provisions:

1. Preparation and adoption of a local open space plan for the comprehensive and long-range preservation and conservation of open space lands within its jurisdiction by June 30, 1973.
2. Development of an action program consisting of specific programs which the legislative body intends to pursue in implementing its Open Space plan.

This report develops an open space plan with suggestions for an action program.



A natural resource

INTRODUCTION

INTRODUCTION

PROBLEM STATEMENT

San Jose's 340 square mile sphere of influence includes 25% of Santa Clara County's 1,324 square miles--and a large percentage of its buildable land. Thus, the problems of San Jose cannot be studied apart from those of the area of which it is a part.

San Jose has a rich natural heritage which forms the basis of this element. In the late 1850's, Bayard Taylor described "The Valley of San Jose" as

a landscape so unlike anything else in the world--with a beauty so new and dazzling that all ordinary comparisons are worthless? A valley ten miles wide, through the centre of which winds the dry bed of a winter stream, whose course is marked with groups of giant sycamores, their trunks gleaming like silver through masses of glossy foliage: over the level floor of this valley park-like groves of oaks, whose mingled grace and majesty can only be given by the pencil: in the distance, redwoods rising like towers; westward, a mountain-chain, nearly four thousand feet in height--showing, through the blue haze, dark-green forests on a background of blazing gold: eastward, another mountain-chain, full-lighted by the sun ...]

As subsequently settled, the richly landscaped valley floor gradually shifted from a purely natural state to one of agricultural land use including vegetable farms, orchards, and vineyards. Urban development in this natural and man-made setting provided a pleasant contrast. As late as 1935, San Jose was characterized as "one of California's most charming communities...deserving its fame as the Garden City..."²

¹ Bayard Taylor, *New Pictures From California*. Oakland: Biobooks, 1951, P. 18.

² Audrey Drury, *California-An Intimate Guide*, New York: Harper and Brothers Publishers, 1935, P. 226.

INTRODUCTION

The surge of growth which occurred in the years following World War II began to supplant this heritage of nature. New industry triggered a concomitant demand for new housing. In the process, hundreds of acres of farmland were committed to urban development. The following chart shows how, since 1950, San Jose's increasing population has consumed land at an increasing rate. Thus, between 1950 and 1960, the City's population increased by 114% while its land area increased by 208%; between 1960 and 1970, the population increased by 118% while the land area increased by 167%. During the same 20 year period, the average density dropped from 8.7 persons per acre to 5.0 persons per acre.

Santa Clara County/San Jose Population and Density Trends

	<u>County Population</u>	<u>City Population</u>	<u>% Change</u>	<u>City Area In Sq. Miles</u>	<u>% Change</u>	<u>Average Persons/ Acres</u>
1940	174,949	68,457	--	17.8	--	7.2
1950	290,547	95,280	39	17.2	0	8.7
1960	642,315	204,196	114	53.0	208	6.0
1970	1,064,714	445,779	118	142.0	167	5.0
1980	1,525,000	720,000	--	--	--	--
1985	1,631,000	847,000	--	--	--	--

Source: Bureau of Census; Calif. Dept. of Finance;
Bank of America; San Jose Planning Dept.;
Santa Clara County Planning Dept.

Increases in population trigger an increased demand for open space. The magnitude of this demand can be seen in the following comparison: By the year 2000, the national population may double; the general nationwide recreation demand should triple; but the demand for recreation opportunities, within a half an hour's driving time from home, is estimated to increase tenfold. This is due to the compounded effects of Americans living in and around cities, with

INTRODUCTION

more leisure time, higher incomes, and a greater interest in outdoor recreation activities.¹ The challenge for San Jose is thus one of making provision for and preserving adequate amounts of open space in and immediately around its centers of population. More basically the problem addressed in this open space element can be stated as follows:

How can San Jose continue to grow while at the same time, retaining and restoring those native qualities of beauty and openness which make it a uniquely pleasant place to live?

DEFINITION AND FUNCTIONS OF OPEN SPACE

As used in this element, open space is considered in its broad environmental sense rather than being focused exclusively on parks and recreation. More specifically, this element concerns itself with any park or non-park open space within San Jose's sphere of influence having a minimum of 20 acres.

The State of California defines open space as: "any parcel or area of land or water which is essentially unimproved and devoted to an open space use ... and which is designated on a local ... open space plan as any of the following":

1. Open space for the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and watershed lands.²
2. Open space used for the managed production of resources, including but not limited to, forest lands, rangeland, agricultural lands and areas of economic importance for the production of food or

¹Department of Housing and Urban Development, Open Space for Urban America, 1965.

INTRODUCTION

fiber; areas required for recharge of ground water basins; bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.¹

3. Open space for outdoor recreation, including but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas which serve as links between major recreation and open space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.²

4. Open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.³

The Open Space Element as set forth on the following pages includes but does not limit itself to the above definition of open space land.

Keeping in mind the State's definition of open space and the City of San Jose's specific needs---open space is defined, for the purposes of this element, in the following functional terms:

A. Conservation and Managed Use of Natural Resources

Nature is viewed here as a single interacting system with changes to any part of the system affecting the whole. This system carries with it certain prohibitions on human activity. Ian McHarg, noted landscape architect, applies this concept in terms of open space:

¹ Government Code, Sec. 65560(b)

² IBID

³ IBID

INTRODUCTION

Conceivably...lands wherein exist... intrinsic (natural) values and constraints would provide the source of open space for metropolitan areas. If so, they would satisfy a double purpose: ensuring the operation of vital natural processes and employing lands unsuited to development in ways that would leave them unharmed by these often violent processes. Presumably, too, development would occur in areas that were intrinsically suitable, where dangers were absent and natural processes unharmed.¹

Thus, intensive urban development in certain ecologically sensitive areas is hazardous to both man and nature. Conversely, positive and lasting resource value derives from the wise and prudent use of this same land and by its maintenance as part of the total natural system of open space. Of particular importance to San Jose is the protection of watershed lands including reservoirs, streams, and tributary systems; areas of natural vegetation and wildlife; and areas used for mining and other extractive industries.

B. Conservation of Prime Soil Lands

Prime soil lands have the potential for being revenue producing. Agricultural activity, on such land, further helps to provide variety and relief within the urban environment. The City should consider ways and means of promoting the continuance of agriculture on a selective basis. Once committed to urbanization, prime soil lands, for all practical purposes, cannot be redeemed.

Paradoxically, prime soil lands are also the easiest--and often the least hazardous--to develop. This points to a major conflict and the necessity to direct urbanization to consume finite amounts of land as the population expands.

¹ Ian McHarg, Design with Nature, Garden City: Natural History Press, 1969, P. 56.

INTRODUCTION

C. Outdoor Recreation

The open space element is not a plan for parks and recreation although parklands form a vital component of any open space system. The concept advanced here is that park and recreation planning should take place within the context of the open space element. This implies that parklands can reinforce and serve any number of open space functions including the conservation of natural resources, and the shaping of urban development. Likewise, they can serve as the nuclei for larger areas of conservation oriented recreation over both public and private lands.

Park and recreation areas can be joined by trail systems, scenic highways, and linear parks along streamsides and utility rights of way to provide maximum access and continuity among the various parts of the total system. Thus a feeling of spaciousness and contact with nature can be achieved even in and around the most congested urban areas.

D. Preservation of Historic and Scenic Areas

In San Jose areas of historic value are frequently located within areas of open space and are enhanced by their surroundings. New Almaden is a case in point. The preservation or extension of such open space will give continued recognition to San Jose's past and help the City to regain its sense of history.

Also, open space provides those kinds of visual experiences which still make San Jose a special place to live. Unobstructed sweeping views of the valley floor and the backdrop of unspoiled hillsides and mountains are prime examples. Regulations which protect such unique views by limiting the height and bulk of potentially offending structures can help to preserve this visual heritage.

E. Public Health and Safety

Many lands should be preserved as open space simply because any disruption to their natural

INTRODUCTION

processes would constitute a clear and present danger to the health and welfare of the population. These include the dangers of erosion, landslides, flooding, earthquakes, and fire.

To illustrate this concept, eight dominant aspects of the natural environment can be ranked in order of their intolerance to human activity; then reversed to show their suitability for intensive human use:¹

<u>Natural Resource Value; Order of Intolerance</u>	<u>Intrinsic Suitability for Human Use</u>
Surface Water	Flat Land
Marshes	Forests, Woodlands
Floodplains	Steep Slopes
Aquifer Recharge Areas	Aquifers
Aquifers	Aquifer Recharge Areas
Steep Slopes	Floodplains
Forests, Woodlands	Marshes
Flat Land	Surface Water

Another aspect of this concept is the psychological impact on an urban population of rapid development and a lack of contact with nature. This matter is not easily understood and is the subject of continuing research in the Behavioral Sciences to determine to what extent this phenomenon is a health hazard.

F. Shaping Urban Growth

As a by-product of its other functional values, open space, as defined and protected, can guide and shape urban expansion. Indeed, the fact that open space areas can have multiple but appropriate uses will strengthen their capacity to withstand development pressures.

A well-defined system of open space area will help San Jose to evolve identifiable urban boundaries and a clearer distinction as to what is urban and what is rural. It will provide a basis for determining which existing pockets of undeveloped land should be developed, and which should be put to open space use. At the urban fringe, an effective open space system will

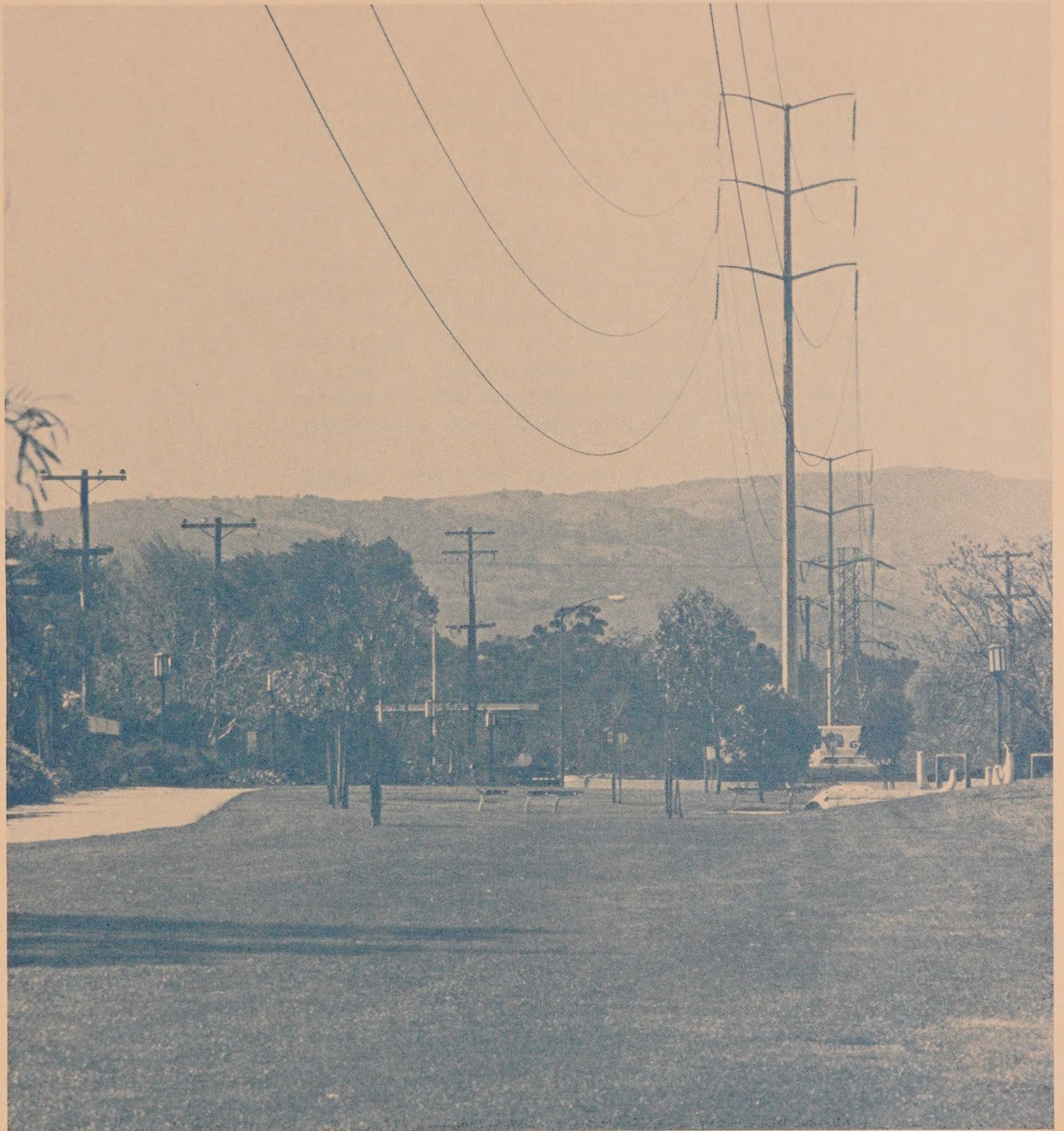
¹ McHarg, P. 57.

INTRODUCTION

promote the creation of compact and well-integrated "planned community developments." Such developments, surrounded by permanent open space, will insure the best of urban and rural life. Even in built up areas, an open space system will provide separation between the various parts of the City and will facilitate more compact redevelopment.

* * * * *

The six functional definitions of open space, discussed in the foregoing paragraphs, form the basic structure for the goals and policies which are presented in the next section of this element.



P G & E Easement
Converted to allow recreational uses

OPEN SPACE GOALS & POLICIES

OPEN SPACE
GOALS AND
POLICIES

The open space goals and policies serve as a basis for administrative and legislative decision-making. In addition, they serve as a basis for the open space plan map which also guides the decision-making process.

These goals and policies assume that San Jose, despite unparalleled growth, has much to preserve in terms of natural beauty, and has potential for becoming a great and unique city. They reflect a growing consciousness on the part of public officials and citizens on the twin needs of preserving open space and regulating growth.

Indeed, the City Council has already taken a firm first step in this direction through the adoption of Urban Development Policies. These policies suggest where development should take place and in what sequence. They serve to reinforce the open space functions previously discussed--more specifically, the open space function of shaping urban growth. It is expected that this element will serve as one of the bases for revision of the Urban Development Policies.

The goals and policies of the Open Space Element are as follows:

- A. GOAL: TO CONSERVE AND MAKE JUDICIOUS USE OF NATURAL RESOURCES FOR PROTECTION OF THE NATIVE ECOSYSTEM AND FOR MAN'S MATERIAL NEEDS

POLICIES:

1. Watershed lands should be regulated and managed for maximum protection to the supply of potable water.
2. Streams, streamsides and baylands should be protected in their natural state, as much as practicable, through zoning, acquisition, and other appropriate devices.
3. Agencies concerned with water management should give prime consideration to ecological values in carrying out their utilitarian functions.

OPEN SPACE
GOALS AND
POLICIES

4. Maximum retention and restoration of vegetation should be promoted in both urban and rural areas.
5. Areas rich in wildlife, particularly those that have endangered species, should be acquired and maintained in their natural state or be carefully regulated to the maximum legal extent.
6. Lands used for mineral extraction should be carefully regulated as to their exploitation, and should be appropriately restored following completion of extractive activities.

B. GOAL: TO PRESERVE AND MAKE JUDICIOUS USE OF
LANDS CONTAINING PRIME SOILS

POLICIES:

1. Land containing prime soils should be identified and retained, or held in reserve for uses which are substantially open space.
2. Appropriate steps should be taken to promote the continued use of prime soil lands for agricultural purposes.
3. The City should work with all appropriate governmental agencies in promoting agricultural activities on a selective basis.

C. GOAL: TO PROVIDE PARKLANDS WHICH UTILIZE AND
ENHANCE, TO THE FULLEST EXTENT, SAN JOSE'S
NATURAL ENDOWMENTS; AND TO ENCOURAGE THE
USE OF NON-PARK OPEN SPACE FOR RECREATIONAL
PURPOSES.

POLICIES:

1. The City's plan for parklands should be correlated with that of the County. Standards developed by the National Recreation and Parks Association should serve as guidelines in determining park needs.

OPEN SPACE
GOALS AND
POLICIES

2. Streams, streamsides, baylands, and other water-oriented areas should be used to the maximum extent feasible for recreational purposes.
3. Quasi-public spaces, such as utility easements, flood control channels, abandoned railroad beds, college campuses, and school grounds, should be utilized when possible for recreational purposes.
4. The City should promote a system of park chains following stream bed and utility easements.
5. Public access should be provided to wilderness areas consistent with the maintenance of their natural character.
6. The use of off-road motorized vehicles should be strictly regulated and limited to designated areas.

D. GOAL: TO PRESERVE AND RESTORE THE HISTORIC
AND SCENIC RESOURCES OF THE CITY AND ITS
ENVIRONS

POLICIES:

1. The City should preserve, restore, and enhance its unique historic sites and urban open spaces.
2. The City should regulate development surrounding areas of historic significance or exceptional scenic beauty.
3. The City should regulate developments which would tend to obstruct significant views of the valley and the mountains.
4. Zoning regulations should require, wherever appropriate, that private development include adequate landscaped open space.

OPEN SPACE
GOALS AND
POLICIES

- E. GOAL: TO PRESERVE AS OPEN SPACE THOSE AREAS WHERE URBAN DEVELOPMENT WOULD CONSTITUTE A CLEAR AND PRESENT DANGER TO THE HEALTH, SAFETY, AND WELFARE OF THE POPULATION

POLICIES:

1. Urban development should be restricted in all earthquake fault zones, flood plains, and areas of potential landslides.

2. Intensive development of the hills surrounding the valley should not be permitted. Only carefully regulated development should be allowed on hillside slopes of 15% or less, and development on slopes of more than 15% should be drastically restricted.

- F. GOAL: TO UTILIZE OPEN SPACE FOR THE GUIDANCE OF URBAN EXPANSION AND THE ENHANCEMENT OF COMMUNITY IDENTITY

POLICIES:

1. Areas designated for open space use should not be considered as a reserve for urban uses.

2. The City should continue to enforce firm policies regarding the extent and phasing of urban expansion.

3. Where feasible and desirable, major open space components should be combined and linked to form a visual and physical web of green through and around the City.

4. In accommodating new development, preference should be given to abandoned, unused, or underused sites within urbanized areas, particularly those which have necessary utilities installed, before undeveloped suburban lands are utilized.



OPEN SPACE INVENTORY

OPEN SPACE INVENTORY

Using the open space goals and policies as guides, nine resource items were selected for inventory and mapping and, for analytical purposes, grouped in the following manner:

Natural Resources

- Hillsides
- Surface Water
- Wildlife Areas
- Water Recharge Areas
- Soils

Man-Made Resources

- Existing and Proposed Parks
- Existing Urbanization
- Historic and Scenic Areas
- Utility Corridors

A discussion of each and its importance to developing an open space system is outlined below. Additional resource items are covered in the appendices.

NATURAL RESOURCES

A. Hillsides

All hillside and mountainous areas within San Jose's sphere of influence were mapped. Slope lands of less than 15% were not considered hillsides in the context of this inventory (See Map I and Appendix).

The reasons for restricting development and preserving the hillsides for open space use are compelling. The risks of seismic activity and potential landsliding, discussed above, are particularly applicable. In addition, the hillsides contain valuable watershed lands which contribute to the City's underground water supply. Since San Jose is, to a large degree, dependent on this supply of water, the importance of these watersheds cannot be overstated.

Aesthetically, the hillsides are a backdrop which provides San Jose its ever-present visual contact with nature. This lends special character and identity to the City.

OPEN SPACE INVENTORY

B. Surface Water

Surface water includes streams, natural drainage systems, watersheds, and baylands. Reservoirs, while not in the strictest sense a natural resource, are also included. Together, these provide a valuable source of open space.

Surface water systems take on special value for open space purposes because of their presence in areas highly suitable for development. This is significant in San Jose where eleven streams cross the valley floor. As previously indicated, stream beds should be preserved and enhanced to provide open space linkages and continuity with larger expanses of open space surrounding the urban area.

C. Wildlife Areas

Legislation to establish a national wildlife refuge for the Alviso baylands region has been enacted by Congress. This region, with its salt ponds, marshlands, and sloughs, is extremely rich in marine and bird wildlife along with a wide variety of plant and animal organisms.

Development within this area should be limited to those uses and facilities which will permit maximum public enjoyment without disturbing the balance of this rich ecological community.

D. Water Recharge Areas

The Santa Clara County Flood Control and Water District has constructed ponds and uses certain stream beds for the purpose of recharging the underground water supply system. The major reasons for these activities are to stop land subsidence and to replenish water extracted for urban purposes.

In the past, the percolation ponds were designed in a manner unsuitable for public recreation. However, under new District policy the design of these facilities takes more of a natural shape and will allow for limited public usage under joint District and City cooperation.

OPEN SPACE
INVENTORY

These areas will be a definite community asset and by providing active and passive recreational uses will reinforce San Jose's open space system.

* * * * *

The Natural Resource Composite Map (Map I) delineates those lands discussed above which are intrinsically suitable for open space. Such intrinsic suitability does not take into account existing development and thus must be considered along with certain man-made resources in developing an open space system.



Map I

Natural Resources

Composite Map

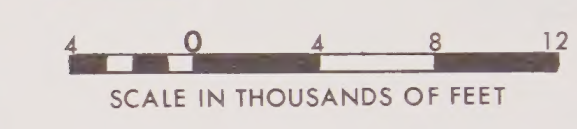


THE
GENERAL PLAN

SAN JOSE, CALIFORNIA
AS AMENDED - APRIL, 1973

NATURAL RESOURCES
COMPOSITE MAP

- LEGEND
- SPHERE OF INFLUENCE*
 - BAYLANDS
 - RIVERS, CREEKS, & RESERVOIRS
 - RECHARGE AREAS
 - HILLSIDE - 15% SLOPE LINE



*THESE ITEMS ALONG WITH STREETS AND OTHER CIRCULATION FACILITIES ARE IDENTIFIED AND LOCATED FOR PRESENTATION PURPOSES ONLY.

MAP I
2017



OPEN SPACE
INVENTORY

E. Prime Soils

Class I and Class II soils, as determined by the U. S. Soil Conservation Service, are the most fertile soils available and are capable of supporting commercially productive crops. A significant amount of Class I and Class II soils are still available in the Santa Clara Valley.

Again, it is observed that urbanization tends to occur on those soils "most suitable" for agriculture. The extensiveness of this land and its contiguity to existing areas of urbanization can be added to the reasons for development given earlier. This obviously places the remaining "most suitable" land at a premium, and again underscores the need to encourage and promote on a selective basis, the utilization of such lands for productive agricultural purposes.

* * * * *

The Prime Soils Composite Map (Map II) shows those prime soils lands which are still undeveloped. While part of the natural resource inventory, prime soils are shown on a separate composite map because of their potentially high open space value to San Jose.



Map II

Prime Soils

Composite Map



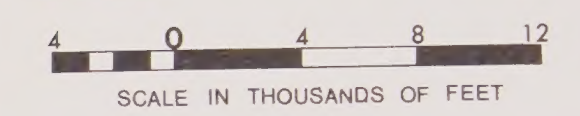
THE
GENERAL PLAN

SAN JOSE, CALIFORNIA
AS AMENDED - APRIL, 1973

PRIME SOILS
COMPOSITE MAP

LEGEND

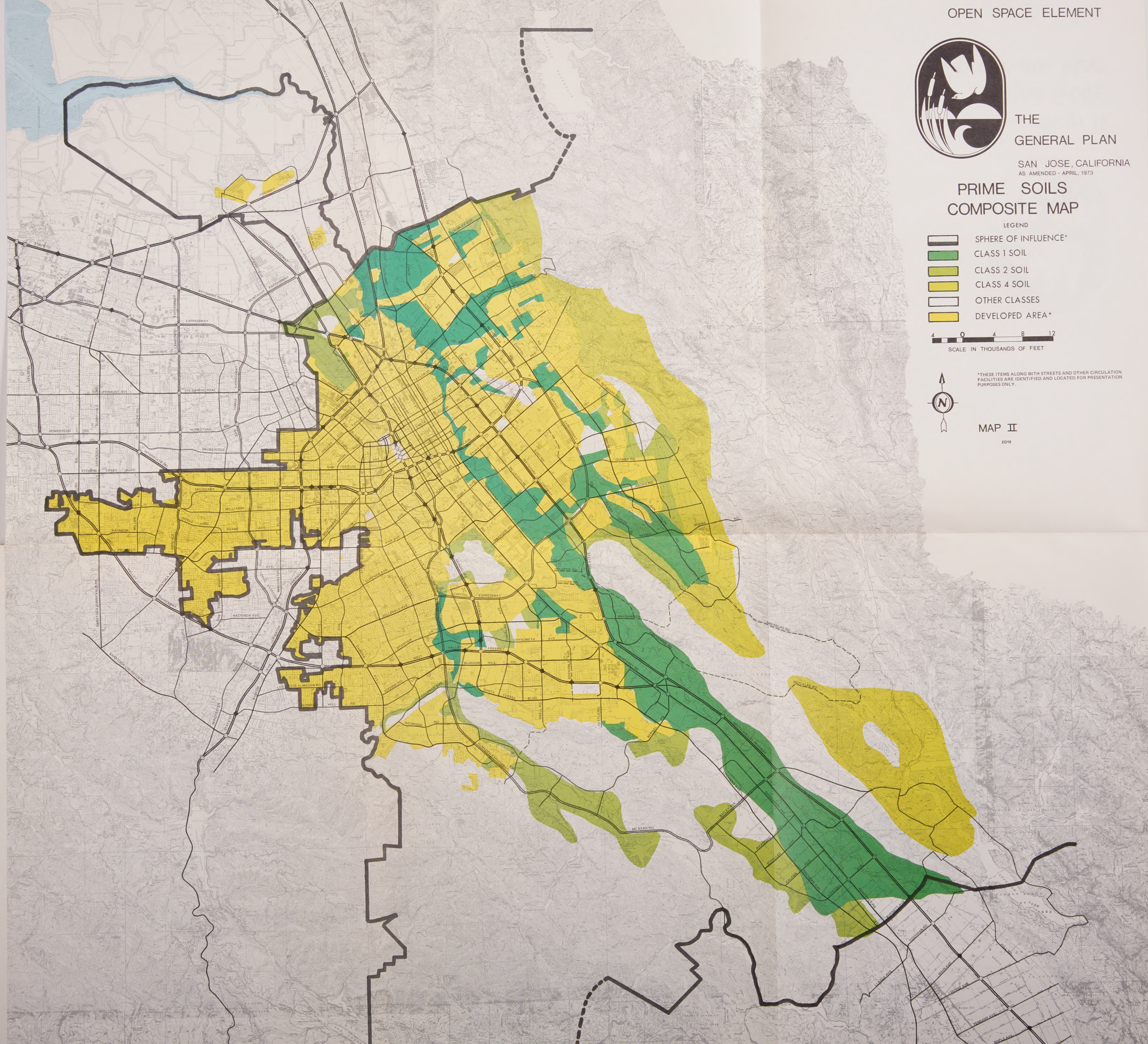
- SPHERE OF INFLUENCE*
- CLASS 1 SOIL
- CLASS 2 SOIL
- CLASS 4 SOIL
- OTHER CLASSES
- DEVELOPED AREA*



*THESE ITEMS ALONG WITH STREETS AND OTHER CIRCULATION
FACILITIES ARE IDENTIFIED AND LOCATED FOR PRESENTATION
PURPOSES ONLY.

MAP II

2019



OPEN SPACE INVENTORY

MAN-MADE RESOURCES

A. Existing and Proposed Parks

Existing or budgeted District, City-Wide, or Regional parks of 20 acres or more were mapped to indicate the present extent of and commitment to open space preservation. Local parks (Neighborhood and Community) of less than 20 acres are included in the Recreation Element.

Parklands are strategic to any system of open space by virtue of their accepted use and public ownership.

As already indicated, the open space element sets the broad policy and physical framework within which most of San Jose's park and recreation needs can be addressed by other specialized elements of the General Plan (e.g., The Recreation Element) and by various governmental agencies.

B. Existing Urbanization

Existing urbanization in San Jose was mapped to demonstrate the relationship between development and the availability of open space lands; and to serve as a known factor in developing the open space plan.

This does not prevent the possibility of restoring selected urban land to open space. The primary thrust of the open space plan must, however, be directed toward the preservation of existing open space lands, and the regulation of future growth.

C. Historic and Scenic Areas

Major historic and scenic areas within San Jose's sphere of influence were mapped. These include the town of New Almaden and various historic quarry sites. It is not the intent, within the scope of this report to map in detail every

OPEN SPACE
INVENTORY

historical and scenic location; rather, to express those policies needed to preserve San Jose's cultural heritage and to examine the relationship of historic and scenic areas within the open space system.

D. Utility Corridors

Utility corridors, such as those containing high tension power lines, pass through various parts of the city. While not always suitable for open space from a natural standpoint, they nevertheless contain land which is open and under utilized. Since so much of San Jose's intrinsically suitable open space land has been urbanized, utility corridors can provide much needed new sources of open space.

In a number of instances, these corridors could be beautified to provide linear park and trail systems, and connections between more substantial areas of open space.

* * * * *

The Man-made Resource Composite Map (Map III) containing the items discussed above shows the impact which man has already had upon the environment in terms of land use, and the realities which must be confronted in developing the final open space plan.

The three composite maps (Maps I, II, and III) considered together, form the basis for the Open Space Plan Map which is presented in the next section of this Element.



Map III
Man-made Resources
Composite Map

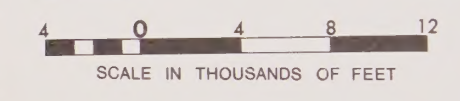


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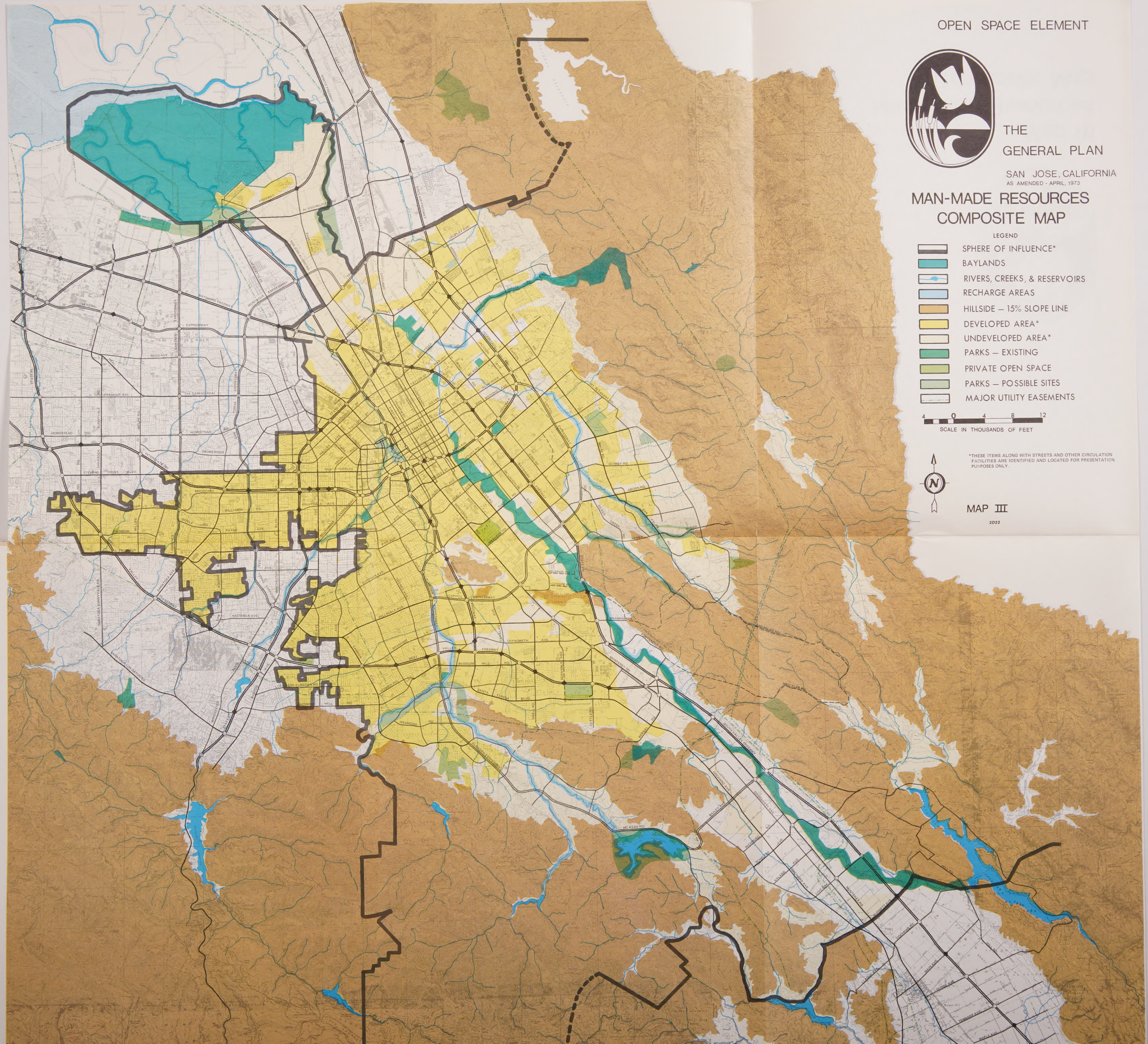
MAN-MADE RESOURCES
COMPOSITE MAP

- LEGEND
- SPHERE OF INFLUENCE*
 - BAYLANDS
 - RIVERS, CREEKS, & RESERVOIRS
 - RECHARGE AREAS
 - HILLSIDE - 15% SLOPE LINE
 - DEVELOPED AREA*
 - UNDEVELOPED AREA*
 - PARKS - EXISTING
 - PRIVATE OPEN SPACE
 - PARKS - POSSIBLE SITES
 - MAJOR UTILITY EASEMENTS



*THESE ITEMS ALONG WITH STREETS AND OTHER CIRCULATION FACILITIES ARE IDENTIFIED AND LOCATED FOR PRESENTATION PURPOSES ONLY.

MAP III
2022



and scenic location; rather, to
use policies needed to preserve San
natural heritage and to examine the
tip of historic and scenic areas
open space system.

Corridors

Corridors, such as those containing high
power lines, pass through various parts
of the city. While not always suitable for open
space, from a natural standpoint, they nevertheless
provide a natural corridor through which
open space can be developed and which is open and under utilized.
Much of San Jose's intrinsically
open space land has been urbanized,
and corridors can provide much needed new
open space.

In other instances, these corridors could
be modified to provide linear park and trail
and connections between more substantial
open space.

The Resource Composite Map (Map III)
discussed above shows the
items which man has already had upon the
land in terms of land use, and the
which must be confronted in developing
an open space plan.

The composite maps (Maps I, II, and III)
discussed together, form the basis for the
General Plan Map which is presented in the
next section of this Element.



The hillsides

OPEN SPACE PLAN MAP

OPEN SPACE PLAN MAP

The Open Space Plan Map indicates those areas throughout the City's sphere of influence which should be retained in open space use.

The map includes hillsides, baylands, floodplains, prime soil lands, and park and recreation lands. The following is a more detailed discussion of these components.

A. Hillside Areas

The hillside areas are recommended for retention in open space uses. This includes the possibility of carefully regulated low density or cluster residential development. It is recommended, however, that such development occur in geologically safe areas and aim at minimum disruption to the natural landscape.

Selected hillside areas are already developed for park purposes. Additionally, the Open Space Plan makes provision for park expansion - as specified in "A Plan for Regional Parks for Santa Clara County." Specific provision is made in the plan for development of the proposed Hall's Valley Park, Sportsman Park, Santa Teresa County Park expansion, and Calero Reservoir County Park expansion. Note is also made of the longer-range proposals for development of Calaveras Reservoir Park to be joined with an expanded Ed Levin County Park, San Felipe Valley Park, New Almaden Historical Area, and expansions of Alum Rock Park, and Anderson Lake County Park.

B. The Baylands

That portion of the San Francisco Bay National Wildlife Refuge within San Jose's sphere of influence is incorporated into the open space plan. The development and maintenance of this refuge is now under way.

C. Floodplains

The eleven streambeds which cross the valley floor and which are located within San Jose's sphere of influence, are recommended for development as urban park chains. These include: the Calabazas, Calero, Coyote, Guadalupe, Los Alamitos, Los Gatos, Penitencia, San Tomas Aquino, Saratoga, Thompson and Yerba Buena waterways.

The Santa Clara County Flood Control and Water District is drawing up modified floodplain boundaries for each of the streams within the county. These lines will be of assistance to the city in setting exact streambed park boundaries. The City should continue to work closely with SCCFCWD in establishing appropriate flood plain regulations.

D. Prime Soil Lands

The Open Space Plan recommends that two selected areas of prime soil lands be preserved for open space use. The first area involves approximately 150 acres located immediately east of Coyote Creek in the Berryessa District. This land is currently used for various specialty crops including prunes, walnuts, cherries, and flowers. The second area involves approximately 7,000 acres in the Coyote District. Most of this area is planted in fruit trees which presently suffer from low yield and market disadvantages in relation to other parts of the state. This, however, should not preclude a consideration of alternative agricultural activities (e.g. grape growing, and row crops); and other open space land uses.

Additionally, these two areas of open space can be an amenity to the urban setting, providing light, air and a healthful and aesthetic setting to an potentially harsh urban scene.

E. Park and Recreation Lands

In addition to the parklands located in the hills, the plan also includes existing and possible future park sites of 20 acres or more on the valley floor. Possible future sites are shown on the basis of 1) the City's "Annual Arrangement" program and 2) the first increment of "A Plan of Regional Parks for Santa Clara County" (approved by Santa Clara County voters in 1972.)

→ A study of future park and recreation needs and locations, beyond those described herein, is under way through the Parks and Recreation Department.

F. Utility Corridors

Utility corridors (power, water, and gas easements) are shown on the plan to indicate their potential recreational use. Such corridors are not necessarily owned in-fee by the utility companies. Therefore, the City will have to undertake efforts to 1) acquire recreational easements or joint agreements with the utility companies and 2) acquire recreational easements or the use of easements which are privately held.



Map IV Open Space Plan Map



THE
GENERAL PLAN
SAN JOSE, CALIFORNIA
AS AMENDED - APRIL, 1973

OPEN SPACE PLAN MAP

- LEGEND
- SPHERE OF INFLUENCE*
 - BAYLANDS
 - RIVERS, CREEKS, & RESERVOIRS
 - RECHARGE AREAS
 - HILLSIDE - 15% SLOPE LINE
 - DEVELOPED AREA*
 - UNDEVELOPED AREA*
 - PARKS - EXISTING
 - PRIVATE OPEN SPACE
 - PARKS - POSSIBLE SITES
 - MAJOR UTILITY EASEMENTS
 - PRIME SOILS

4 0 4 8 12
SCALE IN THOUSANDS OF FEET

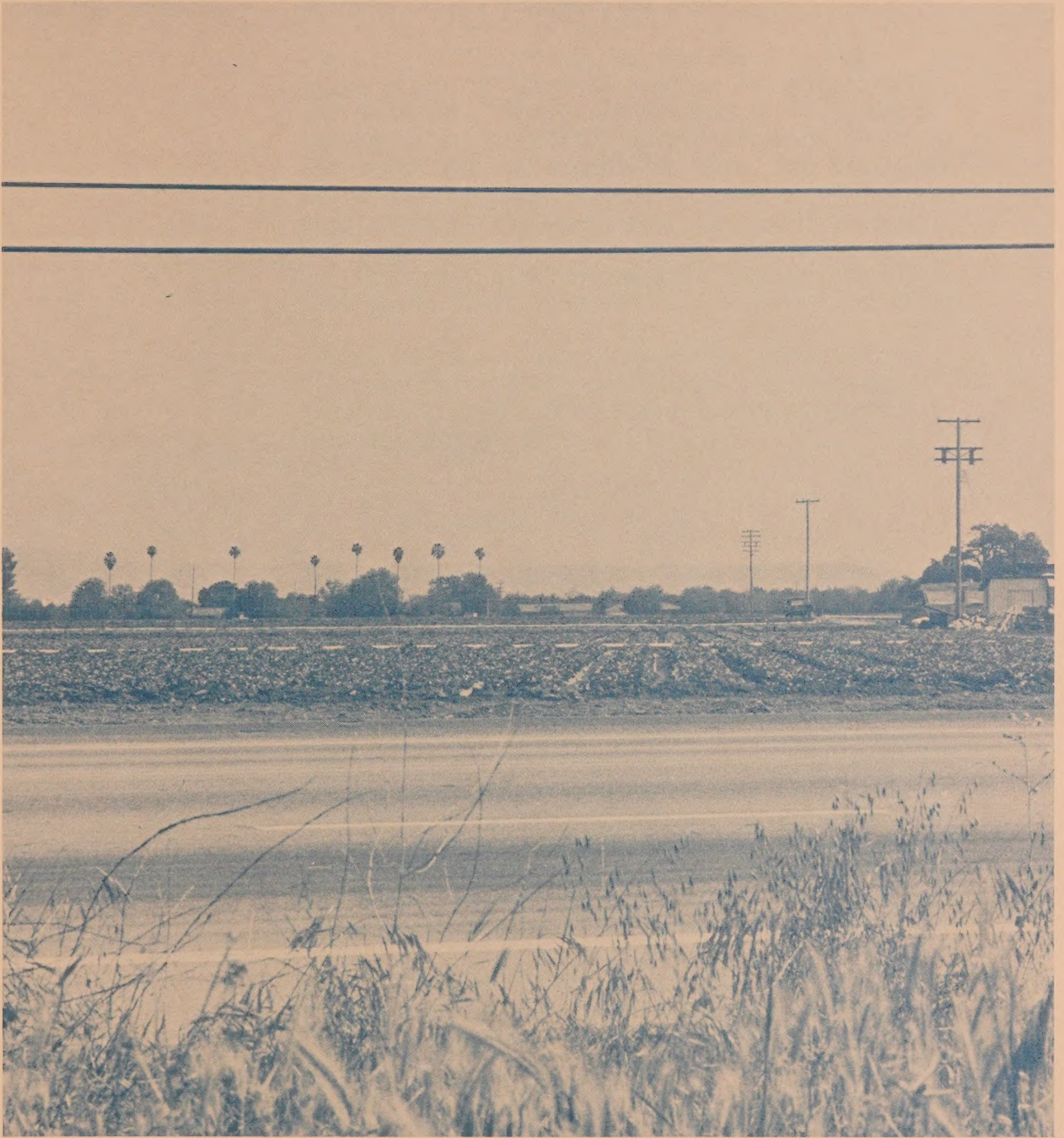


*THESE ITEMS ALONG WITH STREETS AND OTHER CIRCULATION
FACILITIES ARE IDENTIFIED AND LOCATED FOR PRESENTATION
PURPOSES ONLY.

MAP IV

2028





Agricultural land

ACTION PROGRAM

The City will continue to implement its open space plans by existing ordinances, resolutions, and policies. The proposed Open Space Element necessitates "specific" action programs to carry out the plan. To accomplish this, the City will adopt an Open Space Zoning Ordinance. In supplement to the Open Space Zoning Ordinance, the City will conduct on-going studies to arrive at additional ways and means of preserving the open space lands as shown on the Open Space Plan.

Listed below are some methods for effectuating the Open Space Plan that may be incorporated into the proposed Open Space Zoning Ordinance and on-going studies.

A. Open Space Zoning

The California Constitution and State enabling legislation give cities and counties the authority to exercise the police power in terms of zoning.¹ This authority has been specified in terms of regulating the use of open space lands, and further specified to include lands with value for recreation, scenic beauty, and conservation of natural resources.² In addition, cities can prezone land which they eventually intend to incorporate.³ Thus, San Jose not only can use its police power to preserve open space within its present boundaries, but can work with the County to include those lands it intends to keep open throughout its sphere of influence.

Open space zoning, while utilized to the fullest possible extent, must be buttressed by other devices, two of which are discussed below.

1. Williamson Act

The California Land Conservation Act of 1965 (Williamson Act) provides that a county board of supervisors or a city council may establish agricultural preserves. Once established, affected property owners may sign contracts with the appropriate jurisdiction to maintain

¹ Constitution XI, 11, Government Code, See 65800 et seq.

² Government Code, Sec. 65850.

³ Government Code, Sec. 65859.

ACTION PROGRAM

land in agricultural or recreational use in exchange for preferential taxation. Such contracts run for ten years and are automatically renewable, but may be terminated by initiative of either party.¹

Experience has demonstrated, however, that the Act provides no guarantee of permanent open space. Concurrently, its use has involved a high public cost in the form of lost taxes.²

2. Cluster Zoning

Cluster Zoning is one method whereby additional open space can be obtained within and around various types of urban development. Essentially, cluster zoning allows for the reduction of normal lot sizes in a given area, with the residual land being used for open space purposes.

Two applications of cluster zoning in San Jose are the Planned Development Combining District (PD) and the Cluster Permit. The City Council can waive normal "base" zoning requirements for a proposed development as long as the development does not exceed the density standards of the General Plan for the subject area. Thus, on a 50 acre site where one dwelling unit per acre is allowable, a fifty-unit development could be clustered on twenty-five acres, leaving twenty-five acres for open space.

B. Land Acquisition

Public land acquisition, in its several variations, may provide an effective reinforcement to the intent of open space zoning.

Two variations on this approach are described below.

1. Assessment Districts

The power to acquire land for public purposes through special assessment districts is provided for in the 1913 Municipal Improvement Act.

¹Government Code, Secs. 51200-51295

²Development Research Associates, The Economic Impact of a Regional Open Space Program in the San Francisco Bay Area, Los Angeles, 1968, P. 7-8

ACTION PROGRAM

Land acquired, such as parkland, generally provides a service for a specific area within a community. The people within the specified service area, provided the majority are in agreement, are assessed the total cost of the project. The cost may be spread over a number of years and the payments added to their tax bill.

Assessment Districts are often suggested by cities and citizen groups when no other means or funds are available to acquire land. Assessment Districts can be used to acquire local parks or areas of special interest, e.g. the grove of oak trees in the Almaden Valley, which is presently being acquired by citizens through an assessment district.

2. Land Gifts and Easements

Local governments in California are empowered to receive gifts of land and to hold and maintain such gifts for public use.¹ Local governments are also specifically authorized to accept gifts of open space easements.²

The acquisition of easements or development rights can be used to preserve open space which, at the same time, remains in private ownership and use.³ This method could be employed along utility corridors to link-up larger expanses of open space and provide bicycle, hiking, and riding trails.

One note of caution: The cost of acquiring easements in built-up areas often approaches that of outright acquisition, thus rendering it appropriate, in many cases, to give the latter serious consideration.

STRATEGIES FOR PRESERVING OPEN SPACE

The methods of effectuating the open space plan could be combined into various strategies:

Implementation strategies could be based upon the value of the area for its specific or multiple open space purposes, imminence of encroachment, land cost, proximity to areas of high population concentration, or a combination of these.

¹Government Code, Sec. 37354.

²Government Code, Sec. 51050.

³Frances W. Herring, "Better Use of Old Tools -- Are New Tools Necessary?", in Open Space and the Law, P. 135; Whyte, P. 78.

ACTION PROGRAM

They could also be based on a decision such as "buy now no matter what the cost."

A strategy based on acquiring the fee or lesser rights for those suitable open space areas in the most immediate danger of being pre-empted for other purposes might permit the least flexibility of choice. However, a key purpose in open space planning and acquisition is to save irreplaceable land resources for all time. Intensive coordinative activity may find opportunities for the coincidence of multiple strategies culminating in joint projects where single handed action would be impossible.¹

Suggested strategies for implementing various components of the Open Space Plan are discussed below:

1. A strategy for preserving the hillsides, as open space, through a combination of zoning controls and selected acquisition for both public safety and conservation of scenic amenities would also, as a by-product, allow for the preservation of natural vegetation, watershed lands and wildlife areas.

A zoning district is needed which would preserve open space lands not covered under Agricultural District zoning. The zoning district should safeguard the health, safety, and welfare of the public by controlling development in areas where police and fire protection, protection against seismic damage, flooding, and land-sliding, dangers from excessive erosion are not possible without excessive costs to the community.

2. A strategy for setting aside the streams, rivers, and recharge areas should be developed through joint agreements between Flood Control District, the City, and other public agencies.

It would be ideal for all rivers and stream-beds, to be under public ownership. Under such an arrangement, full control on the use of the land could be exercised.

¹ Eckbo, Dean, Austin Williams, "Open Space: The Choices Before California," 1969. P. 98.

ACTION PROGRAM

In order to preserve and develop the waterways of the City and County to their full potential, emphasis should be placed on the total needs of the different agencies. The total needs must be reflected when acquiring lands in full-fee or via easements.

3. A strategy for protection of major wildlife areas has been accomplished in part by the establishment of the National Wildlife Refuge in Alviso.

Other wildlife areas of city-wide importance exist in the hills and along the stream and riverbeds. The wildlife of both of these areas can be preserved to a large degree by developing strategies to control development in the hillsides and to set aside the streams and rivers as previously discussed.

4. A strategy for protection of the baylands is now being set to a large degree by the Bay Conservation and Development Commission. Additional guidelines may be laid down through the acceptance, by the City, of the County's "Plan" for the Baylands.

5. A strategy for preservation of prime soil lands might be the establishment of an "agricultural preserve" with placement under the Williamson Act or use of the existing Agricultural Zoning District methods.

6. A strategy for preserving utility corridors (largely P. G. & E. high tension wire easements) might best be met by the establishment of a joint agreement between the utility companies and the City of San Jose for the use of these easements for both utility and recreation uses; or by the establishment of a Utility Corridor Zoning District. The purpose would be to utilize such lands not only for utility purposes but for the benefit and enjoyment of the community through which they run.

7. A strategy for preservation of park and recreation lands will probably involve all available techniques. Local, district, and major city park planning, where it is most desirable to have public ownership, will

ACTION PROGRAM

probably continue to be purchased in fee. Other forms of recreational use of lands, e.g., scenic highway landscaped strips or unique scenic resource sites may be set aside through ascertaining development rights (easements) or through development controls (PD combining district or conservation zoning).

8. In addition to the above, any on-going study might consider an idea such as an Open Space Revolving Fund. This Fund could be used for the purchase of critical park and non-park open space lands. It is recommended that such purchase be applied selectively to open space lands and be supplementary to open space zoning.

METHODS OF ADMINISTERING AN OPEN SPACE PROGRAM

In addition to the suggested strategies outlined, the City should consider "methods of administering" the open space program.

The primary responsibility for administering the open space program as with that of the entire General Plan, rests by law with the City Administration, Planning Commission, and ultimately, the City Council.

At the same time, the preservation of open space, and the attendant conservation of natural resources, is of such over-riding importance as to merit a new dimension of organized action; one which may involve various private, as well as public, bodies. Two methods for facilitating this type of action have been proposed and are in use in various parts of the country. It should be remembered, in considering these methods for San Jose, that they would serve as appendages to, and not circumventions of, existing governmental mechanisms.

A. Conservation Commission

Enabling legislation in other states has provided for the creation of local conservation commissions

ACTION PROGRAM

in conjunction with city and county governments. Such commissions are empowered to (1) conduct inventories and analyses of local natural resources, (2) coordinate activities among various public and private groups, and (3) recommend overall land use policy to the local planning agency and legislative body.¹

In San Jose, the powers of a conservation commission could be added to those of an existing commission. Such a commission would have the new capability of taking affirmative action to preserve open space and coordinate the work of private groups such as nature conservancies.

B. Land Development Agencies

The Baltimore Area Regional Planning Council is authorized by State law to establish quasi-public development corporations for the purpose of acquiring land and phasing urbanization.²

This type of agency, adapted to the needs of San Jose, could be used to acquire priority open space lands, and receive gifts of land. It would differ from a commission in that it would be somewhat more autonomous. Thus, while chartered by the City and including public officials on its board of directors, it would be a separate corporate entity.

Such an agency might be in a better position to deal with real estate in the public interest; and landowners wishing to make gifts of land might be more willing to do business with this type of entity.

¹ Gay Ewing, "Influencing Public Decisions", Planning 1970, Chicago: American Society of Planning Officials, 1970. Frances W. Herring, "Better Use of Old Tools--Are New Tools Necessary," Open Space and the Law, Berkeley: Institute of Governmental Studies, 1965, pp. 118-119.

² Herring, p. 119-120.



This was once a street

APPENDICES

APPENDIX 1

OPEN SPACE TENTATIVE ACCESS SYSTEM MAP

The Open Space Tentative Access System map (Map V) joins P. G. & E. easements (those lands under high-tension lines) with proposed streamside parks to form a trails system. These linear passageways would connect with major open space lands and points of interest throughout the City.

These passageways could be landscaped and improvements (e.g., walking, riding, and bicycling) could be incorporated.

In effect, it would be possible to create an alternative to motorized vehicle transportation where one could move from one part of the City to another in pleasant surroundings.

The Open Space Access System could expose a large number of citizens to open space lands at relatively little capital costs.



Map V
Open Space Tentative
Access System Map



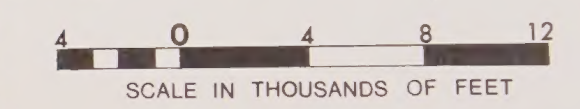
THE
GENERAL PLAN

SAN JOSE, CALIFORNIA
AS AMENDED - APRIL, 1973

TENTATIVE ACCESS
SYSTEM MAP

LEGEND

- SPHERE OF INFLUENCE*
- BAYLANDS
- RIVERS, CREEKS, & RESERVOIRS
- RECHARGE AREAS
- HILLSIDE - 15% SLOPE LINE
- DEVELOPED AREA*
- UNDEVELOPED AREA*
- PARKS - EXISTING
- PRIVATE OPEN SPACE
- PARKS - POSSIBLE SITES
- MAJOR UTILITY EASEMENTS
- HIKING & RIDING TRAILS
- BICYCLE TRAILS
- POINTS OF INTEREST



*THESE ITEMS ALONG WITH STREETS AND OTHER CIRCULATION FACILITIES ARE IDENTIFIED AND LOCATED FOR PRESENTATION PURPOSES ONLY.

MAP V

2035



Earthquake Zones (See Map VI)

The earthquake record of the Bay Region is fairly well known from about 1850. Since that time, more than 1,000 shocks, mostly of small magnitude, have been recorded. The major earthquakes all accompanied by strong shaking and severe damage to man-made structures, were in 1865, 1868, and 1906. Two other less well documented shocks were in 1836 and 1838. The 1838, 1865, and 1906 shocks originated on the San Andreas fault zone; the 1836 and 1868 shocks, on the Hayward fault zone. From this history and from seismic instrument records which show continuing seismic activity originating within the area, it is clear why the Uniform Building Code has incorporated earthquake design and must continue to do so. The degree of hazard may be crudely assessed by the seismologist, geologist, and engineer. They consider the site in terms of the historic earthquake record; the regional and local geology, such as proximity and orientation to active faults; local foundation and slope stability conditions; prediction of the duration and intensity of shaking and acceleration; and possibly of a displacement of the engineering work. For sites within or adjacent to an active fault zone, design must include the possibility or probability of violent movement accompanied by surface rupturing.

San Jose's sphere of influence contains many possible earthquake hazard areas. Specifically, the Hayward, Calaveras, Silver Creek, and Madrone Springs faults. Other areas of seismic interest include the Santa Teresa Hills and a strip encompassing Guadalupe and Almaden Reservoirs. The San Andreas fault while outside of San Jose's sphere, contributes greatly to this area's seismic risks. This great fault caused considerable damage during its 1906 movements.

The Madrone Springs and Calaveras faults pass through the Diablo Mountain Range in a north-westerly direction and intersect in the vicinity of Coe Memorial Park. At this point, the Calaveras continues on again in a northwesterly direction through the Calaveras Reservoir into Alameda County.

APPENDIX II

The Hayward fault passes through Union City, Fremont, Milpitas, and San Jose. In San Jose the fault approximates a similar route as White Road.

The Silver Creek fault begins approximately at the intersection of Dunne Avenue (Morgan Hill) and the Coyote River. It proceeds in a northwesterly direction along Silver Creek Road toward the intersection of Capitol and Silver Creek Road.

Two other fault zones as yet unnamed are located in the foothills in the Southern border of San Jose's sphere of influence. One fault zone is located on the ridge of the Santa Teresa foothills. The other is about a 10-mile long strip encompassing the Almaden Reservoir and the Guadalupe Reservoir.

Landslide Areas (Map VI)

Development in areas subject to landsliding constitutes, at best, a continuing expense to the City in terms of maintaining roads and utility lines, and a financial loss and source of grief to the residents.

All areas, in San Jose's sphere of influence, subject to such landsliding were mapped. As with earthquake and flood hazard areas, these areas should provide an easily justifiable source of open space.



THE
GENERAL PLAN

SAN JOSE, CALIFORNIA
AS AMENDED - APRIL, 1973

GEOLOGIC CONSTRAINTS

- LEGEND
- SPHERE OF INFLUENCE*
 - FAULT ZONE
 - FAULT - LOCATED
 - FAULT - CONCEALED
 - FAULT - APPROXIMATE LOCATION

LANDSLIDE ABUNDANCE RANKS

- 1 Least abundant
- Ranking is qualitative, based on estimates and extrapolation from available data. Specific safety or hazard for construction is not shown. Landslide distribution within individual map units may not be uniform; parts of the highest ranked units lack landslides, and parts of the lowest ranked units contain landslides. Highly parts of unit 1 may contain abundant landslides.
- 2
- 3
- 4
- 5
- 6 Most abundant

4 0 4 8 12
SCALE IN THOUSANDS OF FEET



*THESE ITEMS ALONG WITH STREETS AND OTHER CIRCULATION FACILITIES ARE IDENTIFIED AND LOCATED FOR PRESENTATION PURPOSES ONLY.

APPENDIX MAP I

2035



APPENDIX III

FLOOD PLAINS (See Map VII)

San Jose's natural setting creates a great natural flood hazard, because of higher elevations of the streams than the land on the valley floor. To compensate for this difference in elevation, it was the policy of the Santa Clara County Flood Control and Water District to construct a system of concrete flood channels. Now, the District has determined that in many cases, the cost of constructing these concrete channels is more costly than semi-flood plain flood prevention techniques. Such technique involves the construction of levees to contain flood flows, while still retaining the natural beauty of the stream channel.

This system of flood prevention can add approximately 1,100 acres of open space lands to the City of San Jose. To accomplish this important feat, both the City and SCCFCWD are working to provide the specified construction, security and maintenance to make these lands available for public usage.

This governmental effort can provide:

1. Bicycle Paths
2. Hiking Trails
3. Boating Facilities
4. Active and Passive Recreation
5. Open Space Linkages
6. Wildlife refuges
7. Green wedges
8. Relief from Urban Development



THE
GENERAL PLAN

SAN JOSE, CALIFORNIA
AS AMENDED - APRIL, 1973

FLOODING HAZARDS

LEGEND

-  SPHERE OF INFLUENCE*
-  PRIMARY AREAS
SUBJECT TO FLOODING
-  AREAS SUBJECT TO FLOODING
— 1% PROBABILITY

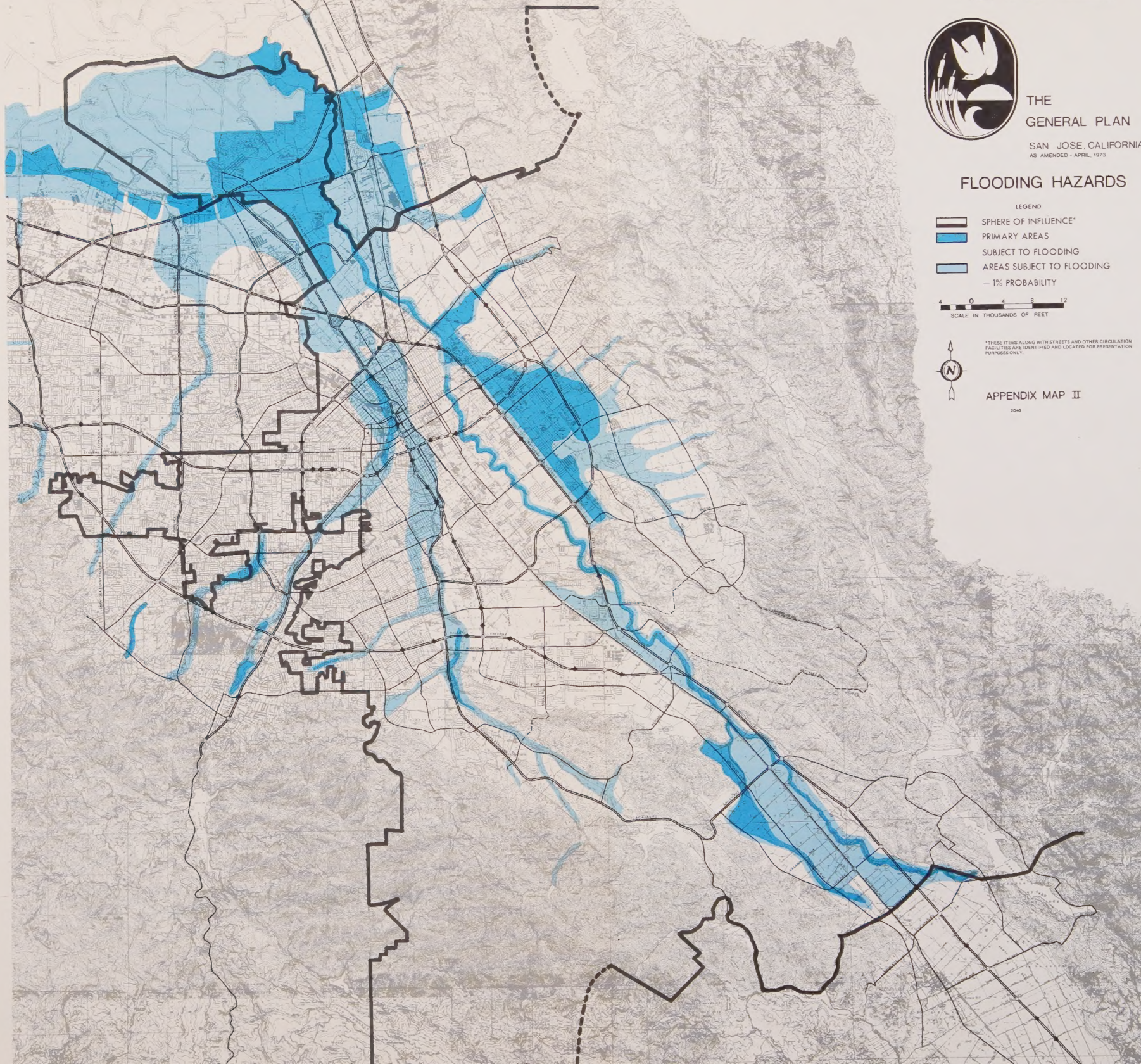
4 0 4 8 12
SCALE IN THOUSANDS OF FEET



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PURPOSES ONLY

APPENDIX MAP II

2040



Hillsides in San Jose's sphere of influence range anywhere between two and seventy-five percent.

To understand the effect of slopes upon development some perspective of what slopes are, and how man must relate to them, should be explained. The flat floor of a house is zero percent. A fast ski slope will be upwards of thirty percent (up one vertical foot for every three horizontal feet). A walkable ramp is about ten percent; beyond this, steps are usually indicated. Although cars can make it, driveways of more than twenty percent are considered dangerous, and are outlawed in most building codes.

When development occurs in the foothills, lands with average slopes of fifteen percent or less are generally suitable for residential development. If they have adequate access, other types of development (apartments, offices, commercial research and development, etc.) can be considered. Lands with average slopes of sixteen to thirty percent generally are appropriate for residential development, but additional engineering costs such as grading for special foundations make such construction undesirable. Typically lands having thirty-one to fifty percent slope can only be developed with great difficulty.

Only areas having special appeal and shortages of land attract development on these types of slopes. (i.e. San Francisco or Sausalito). Lands over fifty percent slope are generally unsuited for any type of development.¹

While engineering techniques are available to build almost anywhere, the environmental damage created by such development can sometimes be very hazardous. San Jose's foothills are in this category. The whole Diablo Range is underlain with earthquake faults and contains many dangerous landslide hazards. Because of these and many other reasons, construction on slopes of over fifteen percent should be discouraged.

¹Livingston & Blayney, Foothills Environmental Design Study, February 25, 1971.

APPENDIX IV

The major disadvantages of hillside development are:

1. Destruction of watersheds
2. Displacement of wildlife
3. Reduction of airsheds
4. Increase fire hazard
5. Increased water run off
6. Increased public utility costs
7. Erosion
8. Increased landslide dangers
9. Reduced amounts of open space
10. Reduction of scenic vistas
11. Seismic hazards

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10. Reduction of scenic vistas
11. Seismic hazards

Land subsidence is a problem within the Santa Clara Valley. In 1937, it was recognized that San Jose was the first area in the United States where land subsidence due to ground water overdraft was present. In about 1940, subsidence stopped because of a great deal of precipitation and runoff. Shortly after the 1940's the process resumed, continuing until 1971 when imported water made dependence upon wells less necessary.

Both the cause of this subsidence and the means of control are known. The evidence proves that the subsidence is caused by decline of the artesian head and the resulting increase in effective overburden and/or grain-to-grain stress on the water-bearing beds. The sediments compact under the increasing stress and the land surface sinks. Most of the compaction occurs in the fine-grained clayey beds (aquitards) which are the most compressible but have low permeability. Therefore, the escape of water and the increase in effective stress are low and time-dependent, but the ultimate compaction is large and chiefly permanent.

Subsidence can be stopped by raising the artesian head in the aquifers until it exceeds the residual excess pore pressure in the aquitards. Between 1967 and March 1971, the dramatic recovery of artesian head has cancelled most of these excess pore pressures and subsidence has virtually ceased. The compaction and water level records being obtained by the Geological Survey indicate that if management can raise and maintain artesian head at least 20 feet above present levels, subsidence can be stopped permanently.¹

¹Poland, J. F. Land Subsidence in Santa Clara Valley, Alameda, San Mateo and Santa Clara Counties, California. San Francisco Bay Region Environment and Resources Planning Study. 1971.

APPENDIX VI

PARKS AND SPECIAL FACILITIES IN THE CITY OF SAN JOSE

KEY: CW - City-wide park
SF - Special Facility

EP - Environmental Park
DP - District Park

NAME	CLASS	ACRES	LOCATION
<u>ALMADEN PARK</u>			Part of Los Alamos-Calero, Guadalupe Creek Park Chain
1. GUADALUPE CREEK	CW	11.55u	Between Almaden Expressway & Meridian adjacent to Coleman Road and Guadalupe Creek
2. LOS ALAMITOS PERCOLATION POND (Leased)	CW	35.34u	South of Blossom Hill Road East of Almaden Expressway on the Guadalupe Creek
ALUM ROCK	CW	776.00	East end of Alum Rock Avenue
BRAMHALL (WILLOW STREET PARK)	DP	16.70	Willow Street, Britton and Hicks Avenue
CALABAZAS	DP	16.70	Rainbow Drive at Calabazas Cr. and Blaney Avenue
<u>COYOTE CREEK CHAIN</u>			Along the banks of Coyote Cr. from William Street south to Anderson Dam
1. KELLEY	CW	155.97	Keyes Street, Senter Road, Phelan and Roberts Avenue
2. WILLIAM STREET	DP	27.97	East of William, S. Sixteenth and South Nineteenth Streets
3. MISCELLANEOUS PARCELS	CW	320.71u	Parcels adjacent to Coyote Cr. South of Phelan Avenue

NAME	CLASS	ACRES	LOCATION
HILLVIEW (OCALA)	DP	14.80	Alfred Way, Ocala Avenue, Adrian and Berona Ways
LA COLINA	EP	13.59u	Los Pinos Way & Termini of Pearlroth, Mountford & Malory Drives adjacent to Blossom Valley School
MONTGOMERY	DP	11.05u	Yerba Buena & San Felipe Roads
NORTH COYOTE	SF	19.13	1560 Oakland Road (Old Oakland Highway) adjacent to San Jose Municipal Golf Course and Coyote Creek
OVERFELT BOTANICAL GARDENS (OVERFELT GARDENS)	SF	32.58u	McKee Road West of Jackson Ave. adjacent to Eastside Union Educational Campus (10.58 acres developed)
P.A.L. SPORTSCENTER (POLICE ATHLETIC LEAGUE)	SF	16.05	Route 680, King Road & Bayshore Highway
<u>PENITENCIA CREEK CHAIN</u>	CW	29.00u	Penitencia Road from base of Alum Rock Park to Capitol Ave.
PRUSCH (EMMA PRUSCH)	CW	41.50u	Story and King Roads and Bayshore Highway
STADIUM, SAN JOSE MUNICIPAL	SF	21.23	Alma Street between Tenth Street and Senter Road
WATSON (FRED WATSON)	DP	28.72	Jackson and North Twenty- Second Streets adjacent to Empire Gardens School

u-Undeveloped

APPENDIX VII

CONFORMANCE OF THE PROPOSED PLAN TO THE COUNTY AND ABAG PLANS

This proposed open space plan conforms with the goals and policies as proposed by the County of Santa Clara, in their Urban Development and Open Space Plan.

In relation to the Association of Bay Area Governments (ABAG) Open Space Element, the open space goals and policies stated herein conform in principle. Any specific variations account for the fact that ABAG is concerned with regional interests. The open space areas shown on the ABAG plan agree by and large with the proposals contained herein.

Methods of implementation may differ due to the difference of priorities encountered at the local, county, and regional levels. ABAG is currently working on a study of implementation methods respecting the different levels of interest.

One economic study recently concluded by "People for Open Space"¹ and of interest to both the City and County, concluded that for less than \$10 and perhaps as little as \$3 per capita per year, complete purchase of all Bay Area open space land as shown on the ABAG plan could be accomplished. (These are major open spaces such as the surrounding hills and do not address themselves necessarily to local urban open space needs.)

¹ People for Open Space in the San Francisco Bay Area formerly Citizens for Regional Recreation and Parks.

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